

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Jeffrey Smith, Chairman
John McCloskey
James Moore
Tracey Plantier
David Sanders



John Pearsall, Planning Director
Heather Kmelius, Adm. Asst.

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, AUGUST 24, 2016

In attendance: Jeffrey Smith, Chairman
John McCloskey
James Moore
Tracey Plantier
David Sanders

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector
Heather Kmelius, Administrative Assistant

Chairman Smith called the meeting to order at 6:05 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. **Approval of Minutes**

Chairman Smith called for a motion to approve the minutes of July 27, 2016 and asked if there were any comments or revisions.

MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the July 27, 2016 Planning Board meeting as submitted. Approved (5-0).

2. **Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

3. **Building Commissioner's Report**

Building Commissioner Lance Trevallion provided updates on various building development and zoning enforcement issues in town. Building Inspector Trevallion has been busy completing school inspections. All of the school buildings are being maintained and prepped for student occupancy, including Memorial School at 318 Main Street that will be unoccupied this year. Wilbraham Monson Academy at 423-451 Main Street is updating Rich Hall with a new copper roof, a new ADA accessible building entrance ramp, and installing handicapped accessible bathrooms on the first level of the building. FL Roberts is selling thirty of its locations including the gas station at 2788 Boston Road and the new owner intends to maintain the use of the property. LPVEC received its certificate of occupancy for 2045 Boston Road and intends to be fully operational for the first day of school on August 31, 2016. The new Police Station progress at 2780 Boston Road is moving along well. Dredging at 535V Main Street's Bruuer Pond is in progress with no issues to report.

4. **Miscellaneous Information**

A. ZBA Decision – Motor Vehicle Repairs/Inspections – Baker Property, 2423 Boston Road

B. MEPA Notice of Project Change – Western Recycling Facility, 120 Old Boston Road

C. Massachusetts Attorney General – Approval of 2016 Town Meeting Articles

The Board reviewed the miscellaneous information and had no issues to report or follow up action to be taken.

5. **Appointment – Amy Zander, Andrew Hersman, William Crocker, David Mathes and Keith Terry**
Proposed Site Changes – Wilbraham Animal Hospital, 2424 Boston Road

Project plans were discussed for the new veterinary hospital building that Amy Zander and Andrew Hersman of East Springfield Veterinary Hospital, Inc., would like to construct to replace the existing building on the same footprint on the half acre lot. Amy Zander and Andrew Hersman currently operate a veterinary hospital in Springfield and are looking to acquire the Wilbraham Animal Hospital as an additional practice. Keith Terry of Sherman & Frydryk and William Crocker of Crocker Building Company presented the plans of the two story colonial style building with the veterinary hospital on the first floor and office space and a mechanical room on the second floor. Additional building space shown on the plans will be constructed contingent on approval of necessary bank financing. The current two entrances will remain in place, and the location will accommodate 21 parking spaces. The Board has no issues with this project and agreed to submit a positive letter of support to the ZBA.

6. **Public Hearings (Continuance)**
Sherwin Road Definitive Subdivision Plan
Land of 911 Stony Hill, LLC – 690V Stony Hill Road
(Digitally recorded)

Chairman Smith opened the public hearing at 7:00 PM as a continuance of the July 27, 2016 hearing in this matter and reread the legal notice into the record.

Filipe Cravo and Robert Levesque of R. Levesque & Associates, Inc., presented revised definitive plans for the Sherwin Road subdivision. He stated that the frontage on Lot 19 was adjusted for zoning compliance, the rain garden was eliminated and the road drainage system was revised per the Town Engineer's comments. Sidewalks were added back into the design plans. Chairman Smith suggested that the lots be adjusted slightly overall so that the frontage measurements are more forgiving in the event of possible measurement mistakes and/or possible changes. The project has ample excess frontage that can be balanced throughout the lots to help avoid future problems. Brian Cunningham of 899 Stony Hill Road inquired about the tree and vegetation buffers and suggested that specific language might be included to accommodate damaged trees and hurricane damaged areas. The Planning Board agreed the designated buffer areas shown on the plan will be redefined as "review areas" and that the draft decision will be updated to include language to provide for the removal of invasive vegetation and damaged trees.

MOTION (MCCLOSKEY, PLANTIER): I move that the Board close the hearing. Approved (5-0).

The hearing was closed and the Board requested a thirty day decision deadline extension from applicant Kevin Schulen that was granted in writing at the meeting.

The Board reviewed a preliminary draft decision, announced plans to vote on this matter at its September 14, 2016 meeting, and authorized the Chairman of the Planning Board and the Planning Director to prepare a revised decision incorporating changes discussed at the meeting for review at the next meeting.

7. **OLD BUSINESS – SPECIAL PERMIT APPLICATIONS**

A. SP16-03: DETACHED GARAGE – ESTEVES RESIDENCE, 16 IROQUOIS LANE

Tracey Plantier recused herself in this matter because of potential conflict of interest concerns as a non-abutting resident of the Indian Ridge Estates development under discussion. Ms. Plantier left the room.

This matter was withdrawn without prejudice on July 27, 2016. In lieu of a published decision, a Notice of Administrative Disposition is being prepared for distribution in the Indian Ridge neighborhood. The Board reviewed a preliminary draft of the document prepared by Planning Director John Pearsall. The Board will receive a final draft of the document for review and approval at the next meeting.

B. SP16-04: FLEXIBILBE NONSUB PLAN – LAND OF 911 STONY HILL ROAD, 690V STONY HILL ROAD

The Planning Board discussed the pros and cons of requiring a single 14-foot wide extended shared driveway with one curb cut versus having two adjacent 10-foot wide driveways with separate curb cuts and agreed to allow the option of separate driveways preferred by the Applicant with enhanced language for a landscaped buffer strip to screen adjacent residential property to the north of the proposed driveways. The Board authorized the Chairman of the Planning Board and the Planning Director to prepare a draft special permit decision for review at the next meeting.

8. **ZBA Applications**

A. Family Day Care Home Special Permit – Walker Residence, 6 Pine Drive

B. Appeal of Enforcement Order – Gore Family Day Care, 57 Bartlett Avenue

C. Special Permit – East Springfield Veterinary Hospital, Inc., 2424 Boston Road

The Board reviewed the following matters to be heard by the ZBA on September 22, 2016.

9. **Planning Director's Report**

No report issued at this time.

10. **September & October Meeting Schedule**

The Board agreed to the following meeting dates: September 14, 2016, October 5, 2016 and October 26, 2016.

11. **Other Business - Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**

No matters were presented to the Board for review.

12. **Executive Session***

Western Division Housing Court Civil Action No. 16H79CV000705

***To discuss strategy with respect to litigation, if the chair declares that an open meeting may have a detrimental effect on the town's litigation position per M.G.L. Chapter 30A, Section 21(A)(#3)**

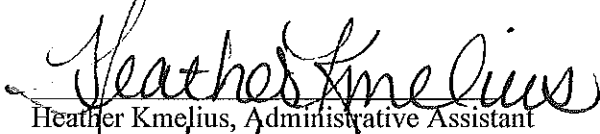
MOTION (SMITH, PLANTIER): I move that the Board go into Executive Session and not reconvene in open session for the purpose discussing strategy with respect to Western Division Housing Court Civil Action No. 16H79CV000705 based on my determination that an open meeting may have a detrimental effect on the Town's litigation position in said matter per M.G.L. Chapter 30A, Section 21(A)(#3).

Roll Call Vote: (5-0 with Sanders – Yes, Moore – Yes, Smith – Yes, Plantier – Yes, McCloskey – Yes).

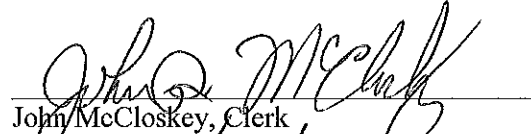
The Open Meeting Session was closed at 9:04 PM.

Having no further business, the open session portion of the meeting was adjourned at 9:04 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **September 14, 2016 at 6:00 PM** in the Selectmen's Meeting Room.

Submitted:


Heather Kmelius, Administrative Assistant
Date: 9/9/16

Approved As To Form And Content:


John McCloskey, Clerk
Date: 9/14/16